

BLOCK 140 LOT 4
IN OR 2455/394
CITY OF FDNA BEACH

WALKER JASON L & NAN L
530 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0140-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	165,944
BAS	200	100	2005	200	28,222
FCP	160	25	2005	40	5,645
FEP	248	80	2005	198	27,940
FOP	248	30	2005	74	10,442
FOP	312	30	2005	94	13,264
FUS	651	100	1993	651	91,862
UOP	114	20	1993	23	3,246

TOTALS	3,109			2,456	346,564
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
2	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00
3	1125	CB/STC 6"	0	100	50	5	250.00	SF	7.35
4	1241	WD DECK G	0	100	16	4	64.00	UT	11.50
5	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,456	125.0304	165.04	405,338	1900	1995	0	0	0	14.50	85.50

1 SNGL FAM - 100% - 2022

Heated Area: 2027

HX Base Yr 2022

Floor plan diagram showing various rooms and their market adjustment values. The diagram includes the following rooms and values:

- FCP 2005: 16, 10, 10, 16, 5.7
- FOP 2005: 8, 9, 12, 25, 27, 8, 56, 31
- FUS 1993: 8, 21, 31, 31, 8, 21
- BAS 1993: 8, 25, 56, 56, 8, 20, 6, 19, 19
- FEP 2005: 31, 31
- UOP 1993: 19, 19

530 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2005	2005	3	22	44	
2	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2005	2005	3	36	2,304	
3	1125	CB/STC 6"	0	100	50	5	250.00	SF	7.35	7.35	100	2005	2005	3	84	1,544	
4	1241	WD DECK G	0	100	16	4	64.00	UT	11.50	11.50	100	2005	2005	3	36	265	
5	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50	6.50	100	2005	2005	3	84	10,920	

TOTAL OB/XF										15,077							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500

NASSAU COUNTY PROPERTY										PAGE 1 of 2 2							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 2							
BUILDING MARKET VALUE										Tax Dist:							
TOTAL MARKET OB/XF VALUE										498,833							
TOTAL LAND VALUE - MARKET										15,077							
TOTAL MARKET VALUE										297,500							
SOH/AGL Deduction										811,410							
ASSESSED VALUE										96,911							
TOTAL EXEMPTION VALUE										714,499							
BASE TAXABLE VALUE										50,722							
TOTAL JUST VALUE										HX HB							
NCON VALUE										663,777							
INCOME VALUE										811,410							
PREVIOUS YEAR MKT VALUE										0							
										770,392							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021661	ADDITION	3,000	09/24/2002
20020685	REMODEL	0	04/22/2002
20020468	REMODEL	2,000	03/19/2002
20020274	H/AC	6,000	02/19/2002
20020230	REMODEL	4,000	02/11/2002
20020019	REMODEL	20,000	01/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/0394	4/23/2021	WD	Q	I	01	760,000
GRANTOR: REMUS RODNEY Z JR						
GRANTEE: WALKER JASON L & NA						
2090/1685	12/23/2016	WD	Q	I	01	430,000
GRANTOR: SORRELLS LEA MARIE						
GRANTEE: REMUS RODNEY Z JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2005] W16 S10 FOP=[YR=2005] S6 BAS=[YR=1993] W9 BAS=[YR=2005] W8 S25 FEP=[YR=2005] S31 E8 N31 W8 \$ E8 N25 \$ S56 E1 UOP=[YR=1993] S6 E19 N6 W19 \$ E20 N56 W12 \$ E12 S25 E8 N27 U4 L4 W16 \$ E16 N10 \$ PTR= E15 FOP=[YR=2005] E8 FUS=[YR=1993] E21 S31 W21 N31 \$ S31 W8 N31 \$ W15 \$.									

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